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SITE DATA

Owner/Applicant:
 HWY 98 N PROJECT LLC,
 4912 TURNBURY WOOD DRIVE
 TAMPA, FL 33647-2056

Parcel Key No.: 354647
Area: Approx. 48.6 acres
Section/Township/Range: SECTION 10 23S, 21E
Current Zoning: AG
Requested Zoning: POP - SF
Proposed No. of Lots: 134 maximum

Perimeter Building Setbacks:
 Front - 80'
 Side - 25'
 Rear - 25'

Buffers: WEST 25' (LANDSCAPE TRACT), NORTH 10'
Internal Building Setbacks:
 Front - 25'
 Side - 5'
 Rear - 15'

FEMA FIRM Community Panels: FEMA Panel 12053C0158D, effective date of February 2, 2012. One very small area of Zone AE is located on the property. Zone AE is a special flood hazard area subject to inundation by the 1% annual chance flood with base flood elevations determined.

Wetlands: As Shown Above
Fire Protection: To be addressed during the Conditional Plat phase.

General Notes:

- This is a planning document and is not to be considered a final design or construction plan. Also, not intended for recoloration in public records. Drainage and utility easement will be included in the final construction plans and shall meet the requirement of Hernando County and any agencies having jurisdiction related to this project.
- Drainage Retention Areas (DRA) are conceptually located. The actual size and location will be determined with final engineering design.

LAND USE	ACRES	LOTS	DENSITY
RESIDENTIAL LOTS AND ROW	30.4	134	
DRAINAGE RETENTION AREA/ OPEN SPACE	16.2		
RECREATION	2.0		
TOTAL	48.6	134	2.76



ZONING MASTER PLAN
 HIGHWAY 98 N RESIDENTIAL

Coastal
 ENGINEERING & ARCHITECTURE
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DATE	REV.	BY	DESCRIPTION

SHEET
1
 20132

Received

FEB 02 2022

Planning Department
 Hernando County, Florida